

IN RE: PETITION FOR ADMINISTRATIVE  
ZONING VARIANCE  
S/S Mt. Airy Road, 300 ft. W  
of Rocky Mount Road  
1406 Mt. Airy Road  
14th Election District  
7th Councilmanic District  
Stanley Souranis, et ux  
Petitioners

#### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Stanley Souranis and Annette N. Souranis, his wife, for that property known as 1406 Mt. Airy Road in the Highpoint subdivision of Baltimore County. The Petitioners herein seek a variance from Sections 211.3 and 211.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sum of side yards of 18 ft. in lieu of the required 20 ft., and a rear yard setback of 11 ft. in lieu of the required 30 ft., for an attached garage, all as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of October, 1993 that the Petition for a Zoning Variance from Sections 211.3 and 211.4 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a sum of side yards of 18 ft. in lieu of the required 20 ft., and a rear yard setback of 11 ft. in lieu of the required 30 ft., for an attached garage, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

1. The Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

2. The Petitioners shall not allow or cause the accessory structure to be converted to a second dwelling unit and/or apartment. The garage shall contain no living or sleeping quarters, and no kitchen or bathroom facilities.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

ORDER RECEIVED FOR FILING  
Date 10/14/93  
By [Signature]

LES/mm

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Baltimore County Government  
Zoning Commissioner  
Office of Planning and Zoning

Suite 113 Courthouse  
400 Washington Avenue  
Towson, MD 21204

(410) 887-4386

October 13, 1993

Mr. and Mrs. Stanley G. Souranis  
1406 Mt. Airy Road  
Baltimore, Maryland 21237

RE: Petition for Administrative Variance  
Case No. 94-108-A  
Property: 1406 Mt. Airy Road

Dear Mr. and Mrs. Souranis:

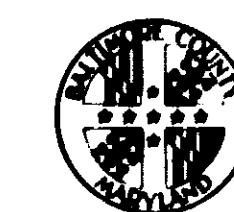
Enclosed please find the decision rendered in the above captioned case. The Petition for Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
Lawrence E. Schmidt  
Zoning Commissioner

LES:mm  
encl.



## Petition for Administrative Variance to the Zoning Commissioner of Baltimore County

for the property located at 1406 MT. AIRY RD  
which is presently zoned DR-5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property located in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a variance from Section(s):

211.3 and 211.4 (1995 BCZ) to permit a sum of side yards of 18 ft. in lieu of the required 20 ft., and a rear yard setback of 11 ft. in lieu of the required 30 ft.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: indicate hardship or practical difficulty:

1) Proposed garage and pad is 8 feet from property line. Minimum required is 10 feet. Add 1st step program (see Attachment A15.)

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of notice for an advertising hearing, upon filing of this petition, and further agree to be bound by the zoning regulations and restrictions of Baltimore County, which are subject to the Zoning Law of Baltimore County.

Signature: *Stanley G. Souranis*  
*Annette N. Souranis*  
Address: 1406 MT. AIRY RD  
Baltimore, MD 21237

REVIEWED BY *[Signature]* DATE 9/9/93  
ESTIMATED POSTING DATE 9/26/93

## Affidavit in support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at 1406 MT. AIRY RD

Baltimore MD 21234

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (include verbatim or concise affidavits)

The garage that is to be built is to hold our vehicles and personal belongings secure from outside elements and vandals

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a repointing and advertising fee and may be required to provide additional information.

*Stanley G. Souranis*  
*Annette N. Souranis*

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 31 day of August, 1993, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

STANLEY G. SOURANIS AND ANNETTE N. SOURANIS

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/his knowledge and belief.

AS WITNESS my hand and Notarial Seal

AUGUST 31, 1993

*Michael N. Souranis*  
My Commission Expires November 7, 1994

# 114  
Zoning Description  
94-108-A  
7TH CD. 14TH ED.  
Beginning at a point on the South side of Mount Airy Rd (50ft wide) at a distance of 300.13 FT. west of Rocky Mount Rd 50 FT wide being lot 7, Block I in the Subdivision of HighPoint as recorded in Plat Book # 26 Folio 23 also known as 1406 MT. AIRY RD. (N.M.R.)

## CERTIFICATE OF POSTING ZONING DEPARTMENT OF BALTIMORE COUNTY Towson, Maryland

District 14TH Date of Posting 9/22/93  
Posted for Variance  
Petitioner Stanley & Annette Souranis  
Location of property 1406 MT. AIRY RD. 50' W. of Rocky Mount Rd.  
Location of Sign 1406 MT. AIRY RD. 50' W. of Rocky Mount Rd.  
Remarks None  
Posted by [Signature] Date of return 9/24/93  
Number of Signs 1

receipt  
94-108-A  
9/9/93  
Account 8-001-6188  
Number 114  
By JL  
CODE 010 IRES VAR.FILING-FEE \$50.00  
080 1 SIGN POSTING 35.00  
TOTAL 85.00  
OWNER: SOURANIS  
LOC: 1406 MT. AIRY RD.

111 West Chesapeake Avenue  
Towson, MD 21204 (410) 887-3353

## ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

### PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

*Arnold Jablon*  
ARNOLD JABLON, DIRECTOR

### For newspaper advertising:

Item No. 114

Petitioner: Stanley & Annette Souranis

Location: Same

PLEASE FORWARD ADVERTISING BILL TO:

NAME: ANNETTE SOURANIS

ADDRESS: 1406 MT. AIRY RD.

BALTO. MD. 21237

PHONE NUMBER: 371-8164

At: 9/9/93

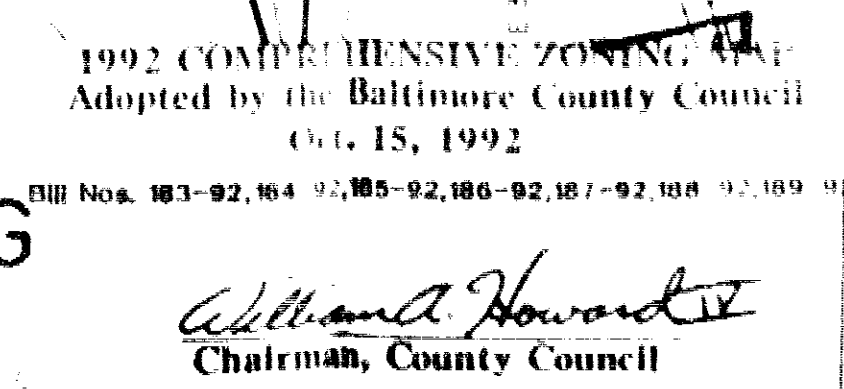
(Revised 04/09/93)





The diagram consists of three horizontal lines. The top line has points A and B. The middle line has points C and D. The bottom line has points E and F. An arrow points from point A down to point C. Another arrow points from point B down to point D. A third arrow points from point C down to point E. A fourth arrow points from point D down to point F.

SCALE	LOCATION	SHEET
1" = 200'	ROSSVILLE	NE
DATE	QUAIL HING	40
OF	AREA	
MOTOGRAPHY		
JANUARY		



94-108-A